



### 45a Sydney Street Albion VIC

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This charming home has been intelligently designed to give you an ideal environment in which to thrive or invest near all key amenity. Featuring an abundance of space and in Albion's most desirable location. Surrounded by tree lined streets, period housing and only 400m walk to Albion Station.

Upon entry, you are greeted with solid timber flooring into a spacious living area, leading through to an expansive kitchen and family meals area that will no doubt be the scene of many great times spent with family and friends. Your kitchen allows you to release your culinary creativity with loads of bench space, including breakfast bar, storage, stainless steel gas cooktop, dishwasher and pantry.

Through the double doors you are welcomed to the large under cover outdoor entertainment area which is bordered

**Price** : \$ 625,000  
**Land Size** : 290 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/we-st/albion/residential/townhouse/7133377>



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